


Search:  

Enter either folio, owner name, or address.

**Selected Property Information** [Back to Results](#)

**Property Information**

Full Legal Description


Assessment Information


Exemption Information


Sales Information


Additional Information


**Featured Online Tools**

 Tax Comparison

 Tax Estimator

 TRIM Notice

 View Taxes

 Additional Online Tools

**Folio:** 30-2194-002-0670

**Property Address:** JOHN VELIZ SQ  
JANUINE VELIZ

**Mailng Address:** 16553 SW 41 STREET  
MIAMI, FL 33185

**Primary Zone:** 6600 LIBERAL  
COMMERCIAL

**Land Use:** 0065 PARKING/  
VACANT LOT  
ENCLOSED

**Beds/Baths/Hall:** 0/0/0

**Floors:** 0

**Living Units:** 0

**Adjusted Sq Footage:** 0

**Lot Size:** 13,788 SQ FT

**Year Built:** 0



The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein.

See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Property information inquiries, comments, and suggestions email: [pa@miamidade.gov](mailto:pa@miamidade.gov)

GIS inquiries, comments, and suggestions email: [gis@miamidade.gov](mailto:gis@miamidade.gov)

Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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GENERAL01-09062012.pdf

8/28/12

To Whom It May Concern,

Please see this letter as formal permission for Carter Outdoor Advertising/Bo Hodges/Rex Hodges to act as the agent in submitting and procuring a building permit for a billboard sign to be erected at my property known as folio # 30-1134-002-0370.

Thank you



Jon Velez

Owner

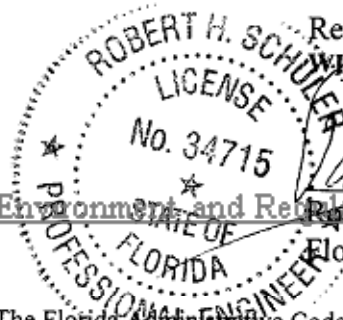
SOIL CONSISTENCY vs. "N VALUE"					
Cohesionless Soils		Cohesive Soils		Rock and Gravels	
"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation
0 to 4	Very Loose	0 to 2	Very Soft	0 to 25	Loose or Soft
5 to 10	Loose	3 to 4	Soft	26 to 50	Medium Dense
11 to 30	Medium Dense	5 to 8	Medium	51 to 90	Dense
31 to 50	Dense	9 to 15	Stiff	-	-
50 or More	Very Dense	16 to 30	Very Stiff	-	-
-	-	31 or More	Hard	-	-

The Standard Penetration Test, "N" value curve shown on the boring logs indicates the general variation of the "N" value throughout the depth of the boring. This curve is plotted in a straight line which connects each "N" value. However, it should not be assumed that the changes in the "N" value are a linear function. The graphical representations shown on the boring logs should not be substituted for the actual material descriptions included in the logs.

Soil samples are retained by **WLI** for a period of thirty days, unless specifically requested otherwise by the client.

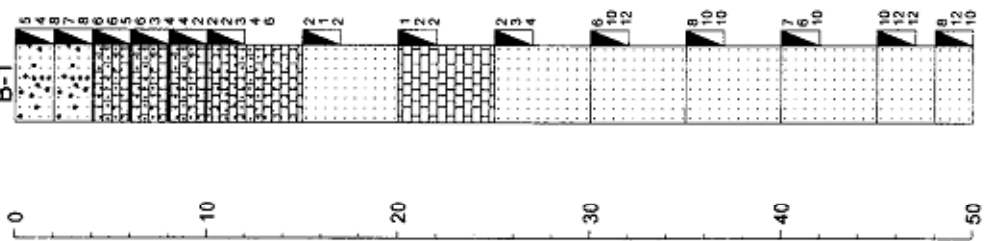
The attached logs present factual information on the subsurface conditions at the specific test boring locations. No warranty is expressed or implied that materials or conditions other than those reported will not be encountered at the project site. As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of the client. Authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved, pending our written approval.

We appreciate this opportunity to be of service to you during this phase of the project. If you have any questions or comments regarding the information contained in this report, please contact the undersigned at 305-944-3401, extension 2 or [rhs@wingerterlab.com](mailto:rhs@wingerterlab.com).

Respectfully submitted,  
**WINGERTER LABORATORIES, INC.**  
  
 Robert H. Schuler, P.E., P.G.  
 Florida Registration No. 34715  
 7-23-12

Miami Dade County Department of Permitting, Environment, and Rehabilitation  
 0000834592 - 9/11/2012 9:04:45 AM  
 GENERAL01-09062012-16  
 In accordance with Rule 61G15-23.001 of The Florida Administrative Code, an original signature is hereby provided for the owner (or owner's representative) and the building official.

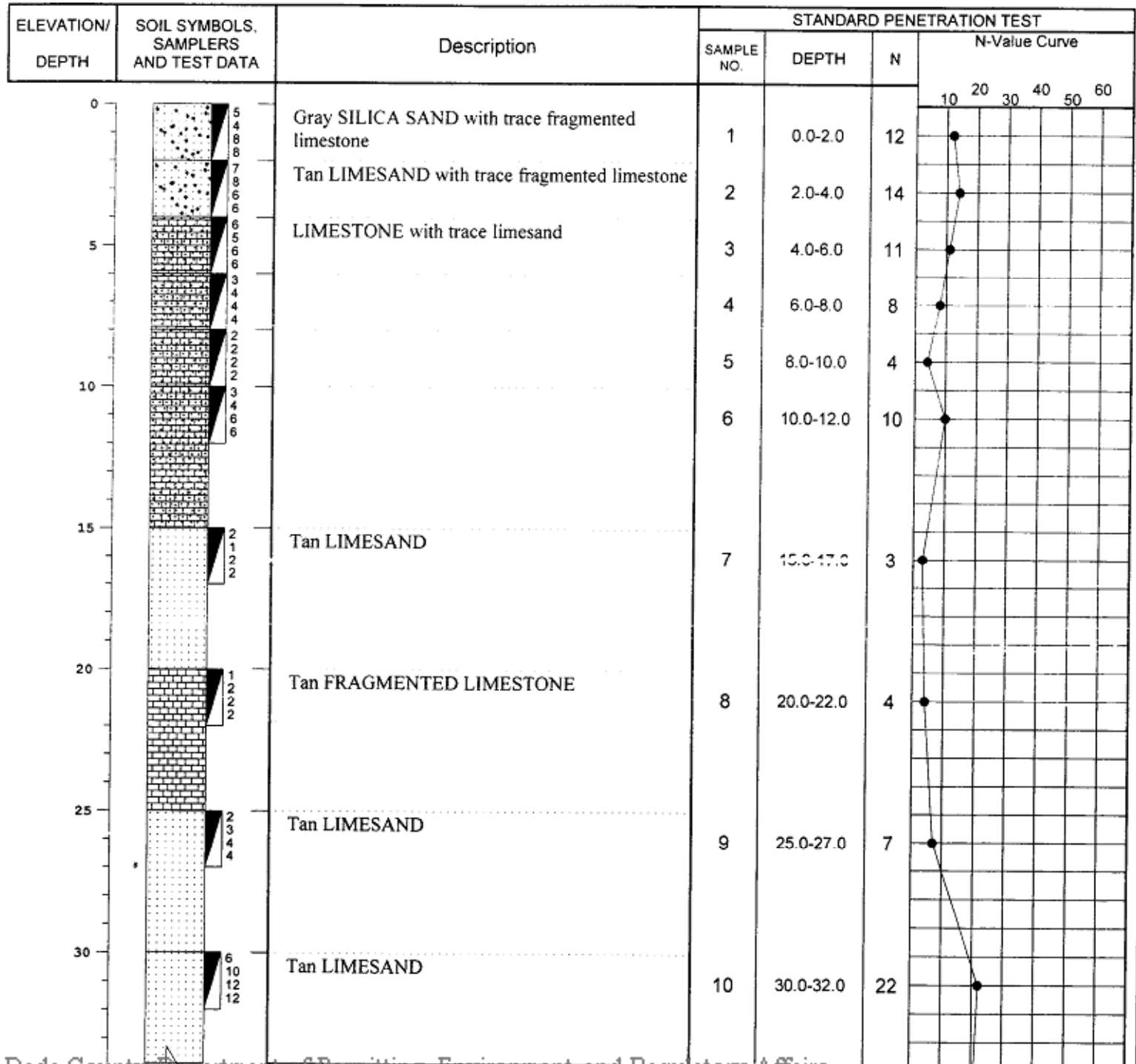
**LOG OF BORINGS**  
**Billboard @ Kar Connection**  
**B-1**



Wingter Laboratories, Inc.

**PROJECT:** Billboard @ Kar Connection  
**CLIENT:** Carter Outdoor Advertising  
**LOCATION:** 11491 N.W. 27th Avenue, Miami FL  
**DRILLER:** JC  
**DRILL RIG:** CMS  
**DEPTH TO WATER > INITIAL :**

**PROJECT NO.:** 12-1228  
**DATE DRILLED:** 7/18-19/12  
**ELEVATION:** existing  
**LOGGED BY:**



Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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Figure

WINGERTER LABORATORIES, INC.

1820 N.E. 144th Street • North Miami, FL 33181  
(305) 944-3401 1-800-345-SOIL

This information pertains only to this boring and should not be interpreted as being indicative of the site.

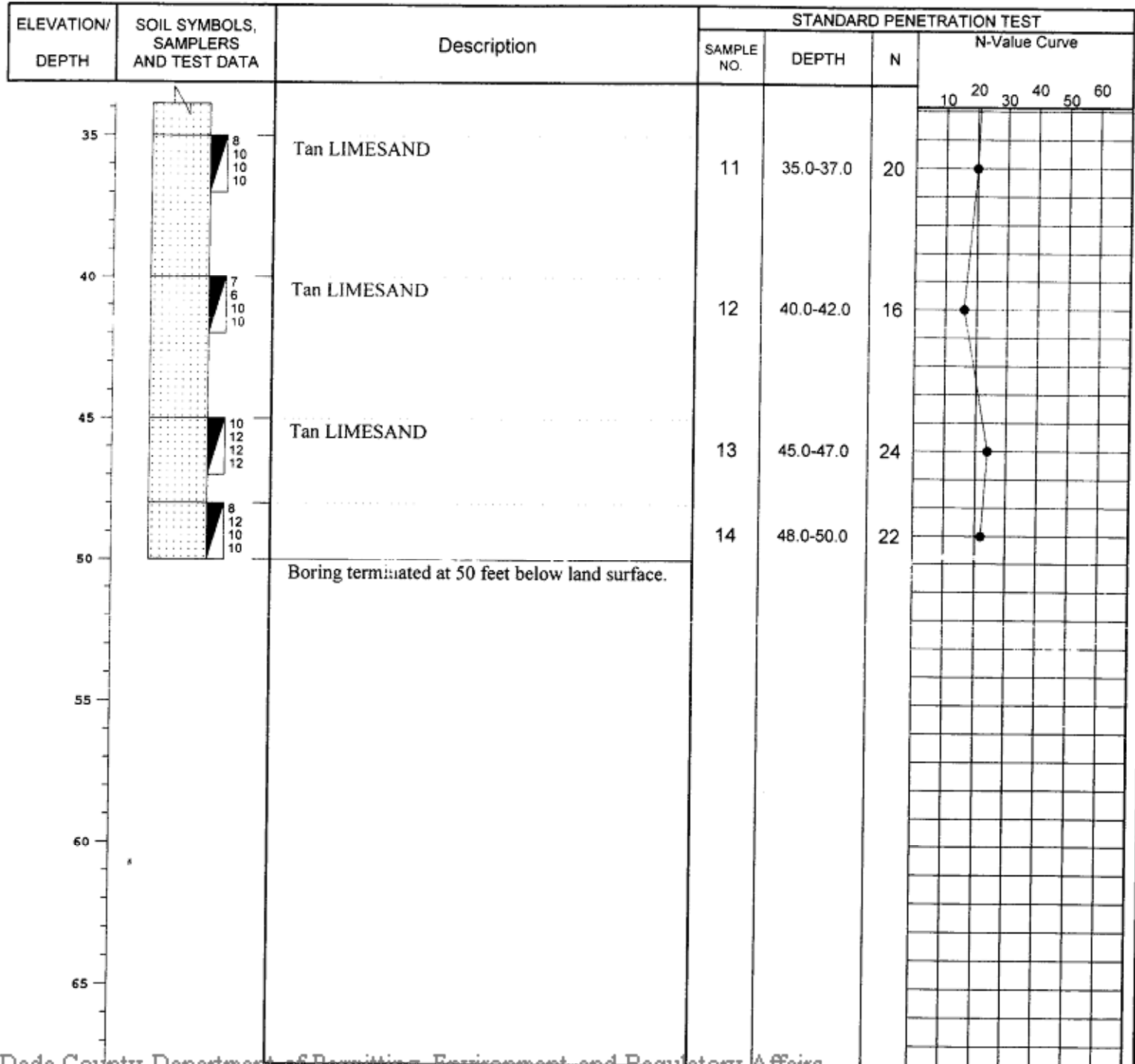
# LOG OF TEST BORING

BORING NO.: B-1

Page 2 of 2

**PROJECT:** Billboard @ Kar Connection  
**CLIENT:** Carter Outdoor Advertising  
**LOCATION:** 11491 N.W. 27th Avenue, Miami FL  
**DRILLER:** JC  
**DRILL RIG:** CMS  
**DEPTH TO WATER> INITIAL :**

**PROJECT NO.:** 12-1228  
**DATE DRILLED:** 7/18-19/12  
**ELEVATION:** existing  
**LOGGED BY:**



Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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Figure

## KEY TO SYMBOLS

Symbol Description

### Strata symbols



Sand with trace fragmented limestone



Limestone with trace limesand



Sand



Limestone

### Misc. Symbols



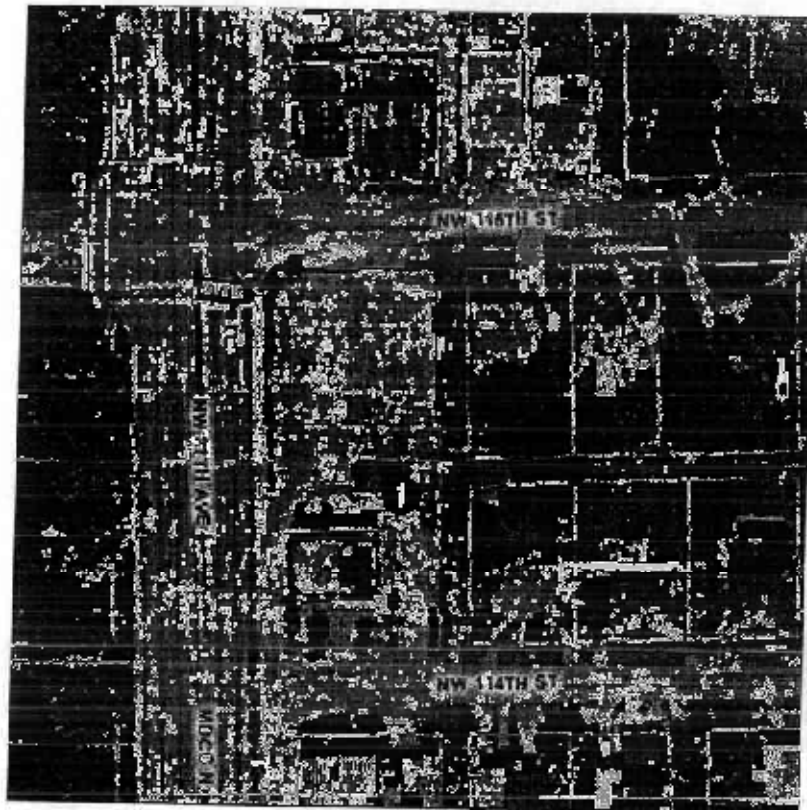
Boring continues

### Soil Samplers



Standard penetration test

## TEST BORING LOCATION MAP



0 — 56 ft

● Test Boring Location

**WL**  
**WINGERTER**  
**LABORATORIES INC.**

**Professional Engineering & Testing**

1820 N.E. 144<sup>th</sup> Street, North Miami, Florida 33181

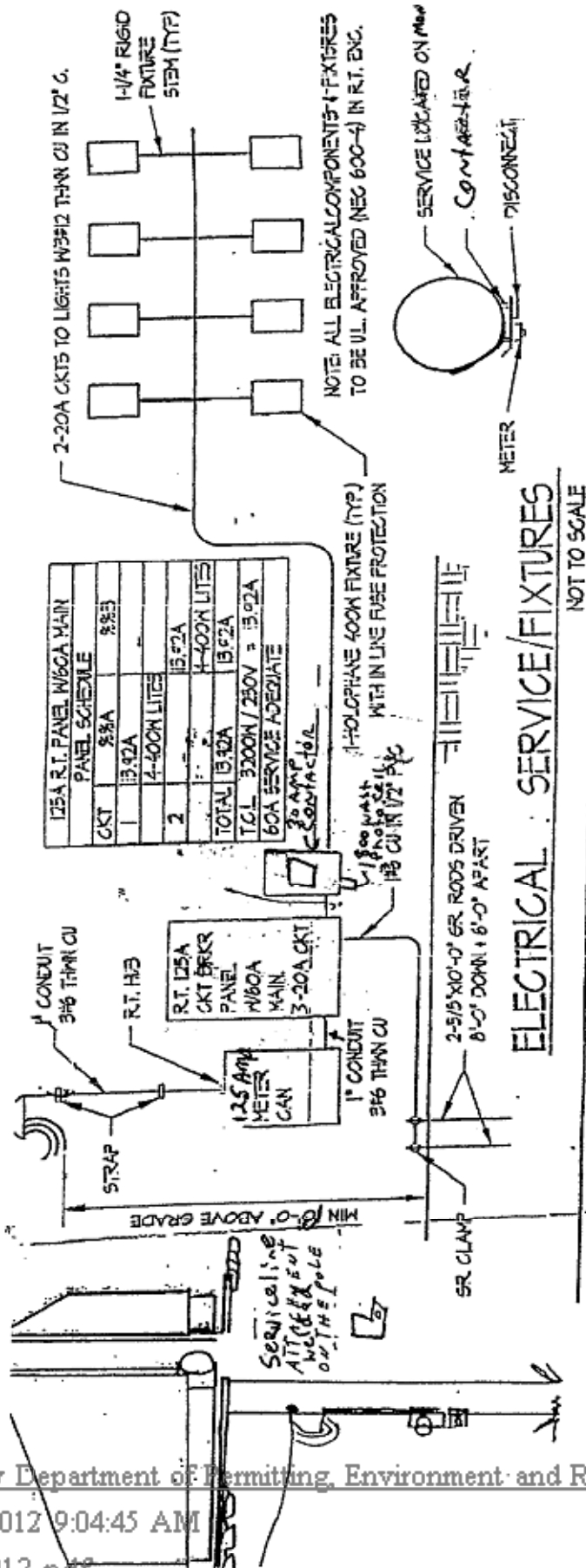
Client: Carter Outdoor Advertising  
Project: Billboard @ Kar Connection  
1491 N.W. 27<sup>th</sup> Ave., Miami  
WLI Order No. 12-1228

Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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all straps for rise are secured to mono pole with 1/4" x 5/16" self-tapping screws. same screws are use for meter can, electrical panel contactor box.

BILLBOARD ADDRESS	11491 NW 27 <sup>th</sup> Ave.
QUALIFIER	Benjamin Huft
License #	06E001031

Notary: *Linda Bruscia*  
 Linda Bruscia  
 Commission # 00976748  
 Expires: May 30, 2014  
 www.aaronnotary.com

DAVID G. STANBRA, PE  
STRUCTURAL CONSULTING ENGINEER  
Florida Professional Engineer No. 35303  
Key West Professional Centre  
1342 Colonial Blvd., Suite 61  
Fort Myers, Florida 33907

Ph: (239) 275-4475

Fax: (239) 275-6883

30'-0" HIGH

JOB 3/4 FLAG V-SIGN JOB # 212-12 a  
11491 NW 27th AVE

SHEET NO. 1 OF 5

CALCULATED BY DGS DATE AUG 8/12

DESIGN IS IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE AND SECTION 1620, RISK CATEGORY II FIGURE 1609A, EXPOSURE "C"  $V_{ULT} = 175 \text{ mph}$ ,  $V_{ASD} = 137 \text{ mph}$

11491 NW 27th AVE - DESIGN TO ALLOW TOP OF SIGN TO 30'-0" ABOVE GRADE

$$q_z = 0.00256 K_z K_{zt} K_d (V)^2$$

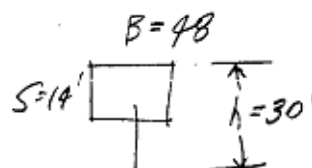
$$= 0.00256 (0.98)(1.0)(0.85) (137)^2$$

$$= 40.0 \text{ psf}$$

$$F = q_h G C_f A_s$$

$$= 40.0 \text{ psf} (0.85) 1.8 A_s$$

$$F = 61.2 A_s$$



$$C_f \Rightarrow \frac{S}{h} = \frac{14}{30} = 0.46$$

$$\frac{B}{S} = \frac{48}{14} = 3.4$$

$$C_f = 1.8$$

$$\text{TOTAL SIGN WIND LOAD} = 48' \times 17.0' \times 61.2$$

$$= 49.9 \text{ k} @ (30' - \frac{17.0'}{2})$$

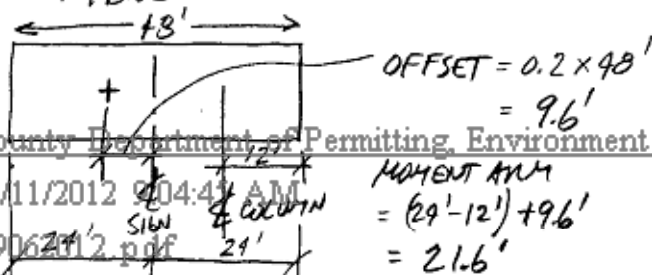
$$= 49.9 \text{ k} \times 21.5' = M_{\text{BASE SIGN}} = 1073 \text{ k-ft}$$

$$\text{PIPE WIND LOAD} = 3.0' \times 23' \times 61.2 \text{ psf} \times \frac{0.7 \text{ ROUND}}{1.2 \text{ SIGN}}$$

$$= 2.46 \text{ k} @ \frac{13'}{2} = M_{\text{BASE PIPE}} = 16 \text{ k-ft}$$

$$\Sigma M_{\text{BENDING}} = 1089 \text{ k-ft}$$

$$M_{\text{BASE DUE TO TORSION}} = 49.9 \text{ k} \times 21.6' = M_{\text{TORSION}} = 1078 \text{ k-ft}$$



$$M_{\text{BASE}} = \sqrt{(1089)^2 + (1078)^2}$$

$$= 1532 \text{ k-ft}$$

Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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SIGN ELEVATION N.T.S.

D. Stanbra  
AUG 20/12

DAVID G. STANBRA, PE  
STRUCTURAL CONSULTING ENGINEER

Florida Professional Engineer No. 35303  
Key West Professional Centre  
1342 Colonial Blvd., Suite 61  
Fort Myers, Florida 33907

Ph: (239) 275-4475

Fax: (239) 275-6883

JOB 3/4 FLAG V-SIGN JOB # 212-12a  
11491 NW 27th AVE  
SHEET NO. 2 OF 5  
CALCULATED BY DGS DATE AUG 8/12

FROM WINGERTEN LABS - TEST BORING LOG (ATTACHED)

SOIL N IN RANGE 3-22 @ 30'-35' DEPTH N<sub>20</sub>  
LOOSE-MEDIUM DENSE  
COHESIONLESS SOILS

ALLOWABLE PASSIVE PRESSURE = 200 PSF

SEE ATTACHED EVERCALC ENGINEERING SOFTWARE  
CALC SHEET

TRY USING 6'-0" DIAMETER AUGERED HOLE  
CONCRETE ENCASED STEEL PIPE.

REQUIRED EMBEDMENT DEPTH = 31.8'

USING 37.5' DEPTH EMBEDMENT x 6'-0" DIAMETER

37.5' > 31.8' OK

*D. Stanbra*  
AUG 20/12

David G. Stanbra, PE  
Structural Consulting Engineer  
1342 Colonial Blvd., Suite 61  
Fort Myers, FL 33907  
your title block information.

Title:  $\frac{3}{4}$  FLAG (30' HIGH)  
Dgnr: DGS  
Description:

Job # 212-12a  
Date: 11:47AM, 20 AUG 12

Scope: FND. DESIGN

Rev: 550100  
User: KW-0804851, Ver 5.5.0, 26-Sep-2001  
(c)1983-2001 ENERCALC Engineering Software

## Pole Embedment in Soil

Page 1

Description 11491 NW 27th Ave (30' high signage)

### General Information

Allow Passive	200.00 pcf	Applied Loads...	
Max Passive	1,500.00 pcf	Point Load	49,900.00 lbs
Load duration factor	1.330	distance from base	21.500 ft
Pole is Circular			
Diameter	72.000 in	Distributed Load	0.00 #/ft
No Surface Restraint		distance to top	3.000 ft
		distance to bottom	0.000 ft

### Summary

#### Moments @ Surface...

Point load	##### ft-#	Total Moment	1072850.00 ft-#
Distributed load	0.00	Total Lateral	49,900.00 lbs

#### Without Surface Restraint...

Required Depth	31.779 ft
Press @ 1/3 Embed...	
Actual	1,064.00 psf
Allowable	1,064.00 psf

D. Stanbra  
AUG 20/12

Wingter Laboratories, Inc.

Page 2

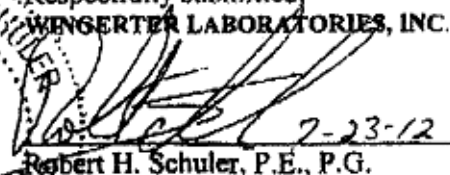
SOIL CONSISTENCY vs. "N VALUE"					
Cohesionless Soils		Cohesive Soils		Rock and Gravels	
"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation
0 to 4	Very Loose	0 to 2	Very Soft	0 to 25	Loose or Soft
5 to 10	Loose	3 to 4	Soft	26 to 50	Medium Dense
11 to 30	Medium Dense	5 to 8	Medium	51 to 90	Dense
31 to 50	Dense	9 to 15	Stiff	-	-
50 or More	Very Dense	16 to 30	Very Stiff	-	-
-	-	31 or More	Hard	-	-

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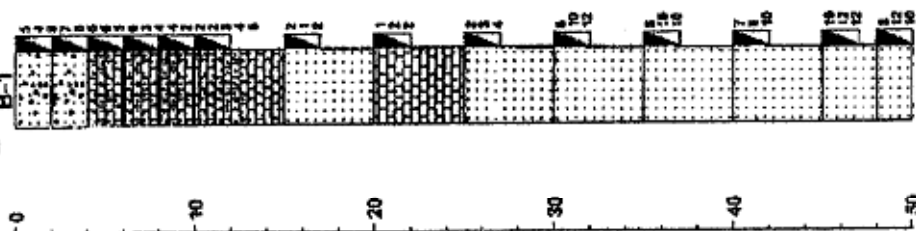
The attached logs present factual information on the subsurface conditions at the specific test boring locations. No warranty is expressed or implied that materials or conditions other than those reported will not be encountered at the project site. As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of the client. Authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved, pending our written approval.

We appreciate this opportunity to be of service to you during this phase of the project. If you have any questions or comments regarding the information contained in this report, please contact the undersigned at 305-944-3401, extension 2 or [rhs@wingterlab.com](mailto:rhs@wingterlab.com).

Respectfully submitted,  
  
 WINGTER LABORATORIES, INC.  
 Robert H. Schuler, P.E., P.G.  
 Florida Registration No. 34715  
 LICENSE  
 No. 34715  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

Miami Dade County Department of Permitting, Environment, and Regulatory Services  
 0000834592 - 9/11/2012 9:04:45 AM  
 GENERAL01-09062012.pdf  
 In accordance with Rule 61G15-23.001 of The Florida Administrative Code, an original signature is hereby provided for the owner (or owner's representative) and the building official.

LOG OF BORINGS  
Billboard @ Kar Connection



Wingert Laboratories, Inc.



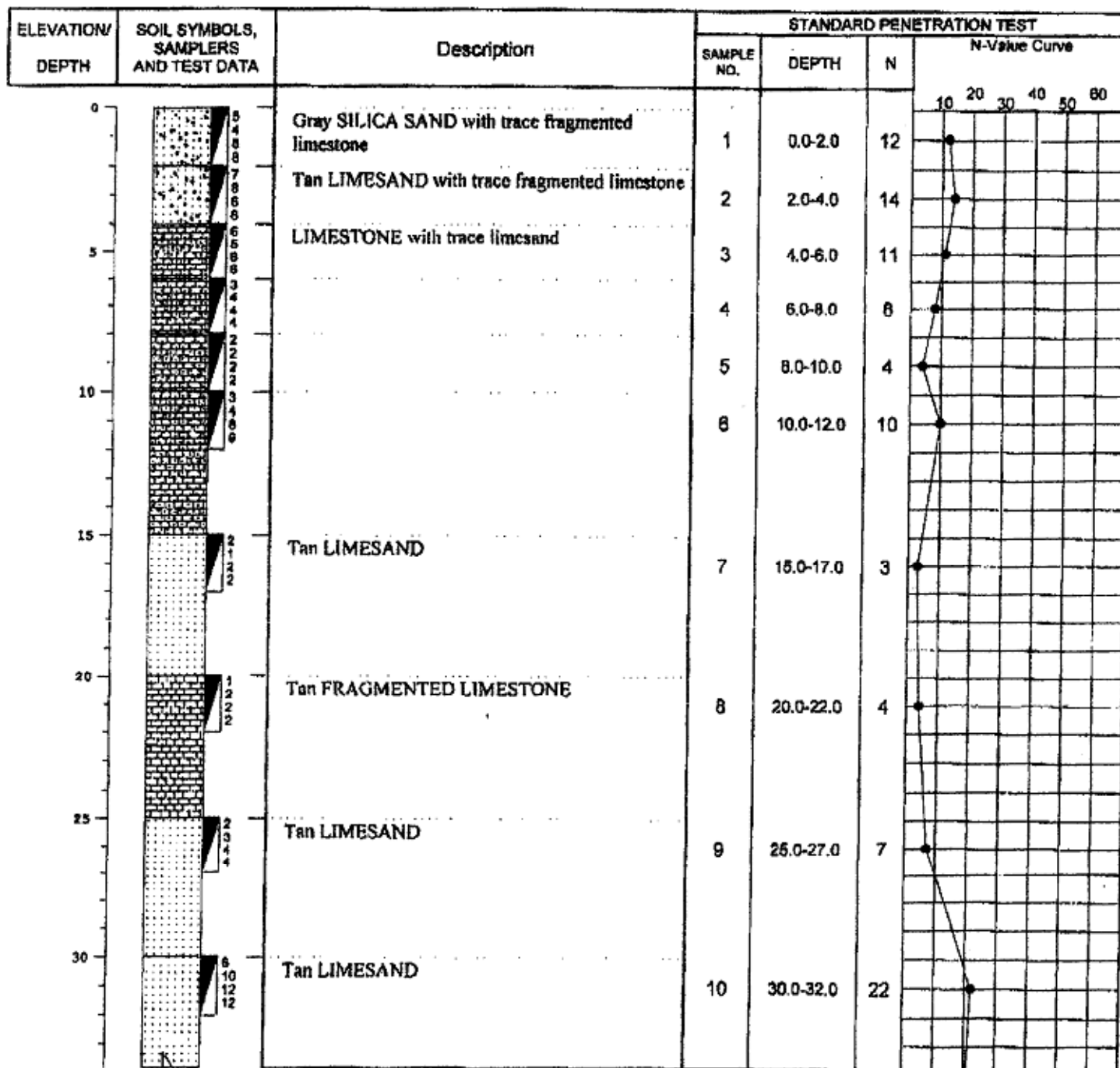
# LOG OF TEST BORING

BORING NO.: B-1

Page 1 of 2

PROJECT: Billboard @ Kar Connection  
 CLIENT: Carter Outdoor Advertising  
 LOCATION: 11491 N.W. 27th Avenue, Miami FL  
 DRILLER: JC  
 DRILL RIG: CMS  
 DEPTH TO WATER> INITIAL :

PROJECT NO.: 12-1228  
 DATE DRILLED: 7/18-19/12  
 ELEVATION: existing  
 LOGGED BY:



Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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This information pertains only to this boring and should not be interpreted as being indicative of the site.

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Figure

WINGTER LABORATORIES, INC. 1620 N.E. 144th Street • North Miami, FL 33181  
 (305) 844-3401 1-800-345-SOIL



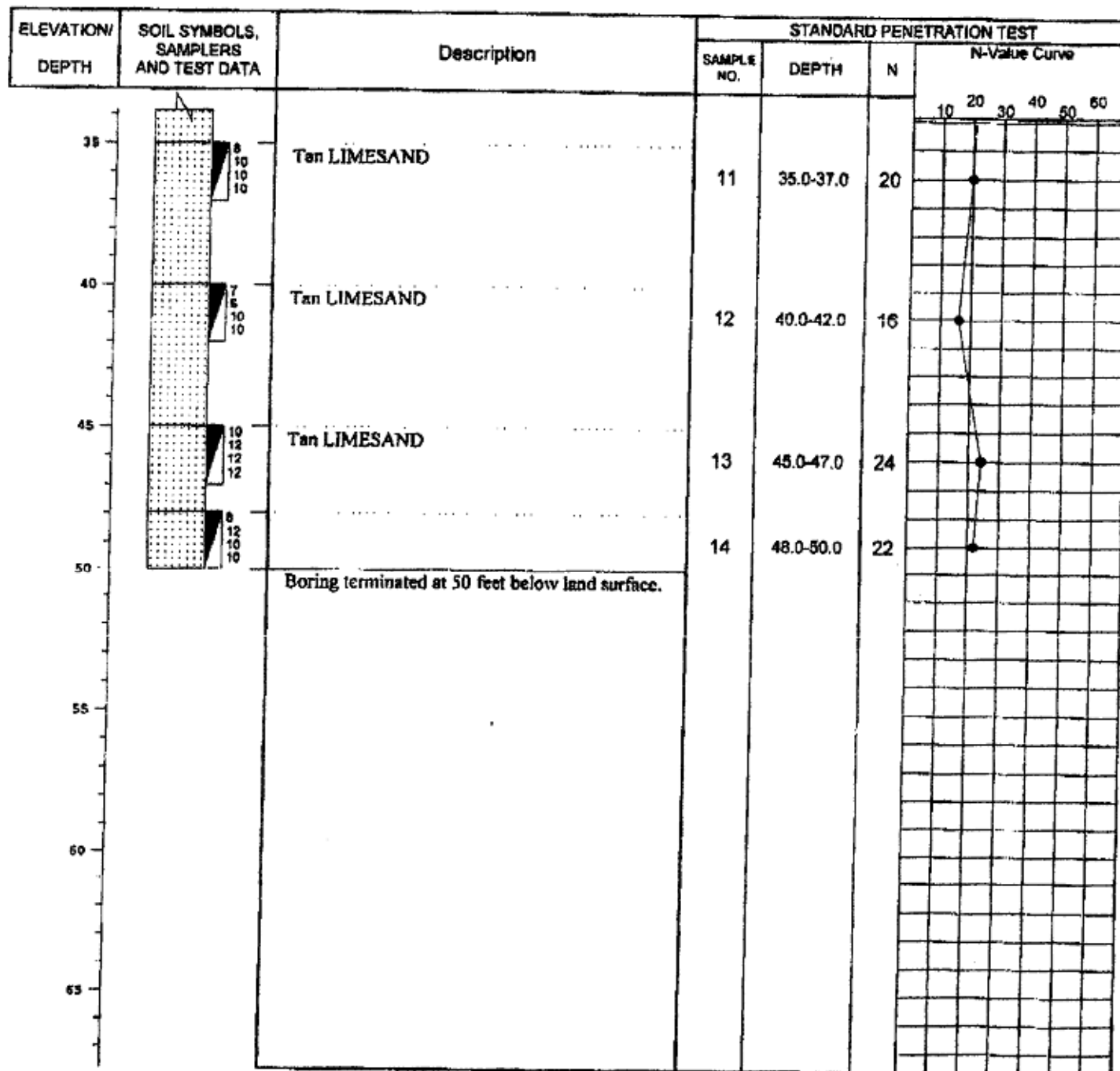
# LOG OF TEST BORING

BORING NO.: B-1

Page 2 of 2

PROJECT: *Billboard @ Kar Connection*  
 CLIENT: *Carter Outdoor Advertising*  
 LOCATION: *11491 N.W. 27th Avenue, Miami FL*  
 DRILLER: *JC*  
 DRILL RIG: *CMS*  
 DEPTH TO WATER> INITIAL :

PROJECT NO.: 12-1228  
 DATE DRILLED: 7/18-19/12  
 ELEVATION: *existing*  
 LOGGED BY:



Miami Dade County Department of Permitting, Environment and Regulatory Affairs

0000834592 9/11/2012 9:04:45 AM

This information pertains only to this boring and should not be interpreted as being indicative of the site.

GENERAL01-09062012.pdf  
 Figure

WINGERTER LABORATORIES, INC. 1820 N.E. 144th Street • North Miami, FL 33181  
 (305) 844-3401 1-800-345-SOIL



## KEY TO SYMBOLS

### Symbol Description

#### Strata symbols



Sand with trace fragmented limestone



Limestone with trace limesand



Sand



Limestone

#### Misc. Symbols



Boring continues

#### Soil Samplers



Standard penetration test

DAVID G. STANBRA, PE  
STRUCTURAL CONSULTING ENGINEER

Florida Professional Engineer No. 35303  
Key West Professional Centre  
1342 Colonial Blvd., Suite 61  
Fort Myers, Florida 33907

Ph: (239) 275-4475

Fax: (239) 275-6883

JOB 3/4 FLAG V-SIGN JOB # 212-12a  
11491 NW 27<sup>th</sup> AVE  
SHEET NO. 3 OF 5  
CALCULATED BY DGS DATE AUG 8/12

CHECK 36" DIAMETER PIPE  $t_{wall} = 0.75"$   
 $F_y = 60 \text{ ksi}$

$$S_{PIPE} = 0.098175 \left( \frac{(36)^4 - (34.5)^4}{36} \right) = 717 \text{ in}^3$$

$$f_{allow} = 60 \text{ ksi} \times 0.6 = 36 \text{ ksi}$$

$$f_{actual} = \frac{M}{S} = \frac{1532' \text{ in} \times 12' \text{ in}}{717} = 25.6 \text{ ksi} < 36 \text{ ksi} \text{ OK}$$

BOLTED CONNECTION 1'-0" ABOVE GRADE  $M_{CLG} = 1532' \text{ in} \times \frac{20.5}{21.5} = 1461' \text{ in}$

USING 24" BOLT PATTERN 15° BETWEEN BOLTS.

CHECK 1 3/4" DIA A354 GRBD  $F_y = 130 \text{ ksi} \times 0.6 = 78 \text{ ksi}$

$$\text{AREA OF 1 BOLT} = \frac{3.1415(1.75)^2}{4} = 2.40 \text{ in}^2$$

$$\begin{aligned} I_{BOLTS} &= 2.40 \text{ in}^2 \left[ 2(21 \text{ in})^2 + 4(20.3125 \text{ in})^2 + 4(18.1875 \text{ in})^2 \right. \\ &\quad \left. + 4(14.875 \text{ in})^2 + 4(10.5 \text{ in})^2 + 4(5.4375 \text{ in})^2 \right] \\ &= 2.40 \text{ in}^2 \times [882' \text{ in}^2 + 1650 \text{ in}^2 + 1323 \text{ in}^2 + 885 \text{ in}^2 + 441 \text{ in}^2 + 118 \text{ in}^2] \\ &= 2.40 \text{ in}^2 [5299 \text{ in}^2] \\ &= 12,718 \text{ in}^4 \end{aligned}$$

$$f_{t \text{ BOLT}} = \frac{Mc}{I} = \frac{1461' \text{ in} \times 12' \text{ in} \times 21 \text{ in}}{12,718 \text{ in}^4} = 28.9 \text{ ksi} \ll 78 \text{ ksi} \text{ OK}$$

USE 24- 1 3/4" A354 GRBD BOLTS.

D. Stanbra  
AUG 20/12

DAVID G. STANBRA, PE  
STRUCTURAL CONSULTING ENGINEER

Florida Professional Engineer No. 35303  
Key West Professional Centre  
1342 Colonial Blvd., Suite 61  
Fort Myers, Florida 33907

Ph: (239) 275-4475

Fax: (239) 275-6883

JOB 3/4 FLAG V-516N JOB # 212-12a  
11491 NW 27<sup>th</sup> AVE  
SHEET NO. 4 OF 5  
CALCULATED BY DGS DATE AUG 8/12

HORIZONTAL SUPPORT PIPE

FROM PAGE 1 TOTAL SIGN LOAD = 49.9<sup>k</sup>  
MOMENT ARM = 21.6' PER SKETCH ON SHEET 1

$$M_b = 49.9^k \times 21.6' \\ = 1078^{k-ft}$$

CHECK 30" DIA X 0.625" THICK WALL  $F_y = 60 \text{ ksi}$   
 $F_a = 60 \times 0.6 = 36.0 \text{ ksi}$

$$S_{30} = 0.098175 \left( \frac{(30)^4 - (28.75)^4}{30} \right) \\ = 415 \text{ in}^4$$

$$f_{actual} = \frac{1078^{k-ft} \times 12^{in/ft}}{415 \text{ in}^4} = 31.2 \text{ ksi} < 36 \text{ ksi OK}$$

*D. Stanbra*  
AUG 20/12

DAVID G. STANBRA, PE  
STRUCTURAL CONSULTING ENGINEER

Florida Professional Engineer No. 35303  
Key West Professional Centre  
1342 Colonial Blvd., Suite 61  
Fort Myers, Florida 33907

Ph: (239) 275-4475

Fax: (239) 275-6883

JOB 3/4 FLAG V-SIGN JOB # 212-12a  
9111 N.W. 22<sup>nd</sup> AVE.  
SHEET NO. 5 OF 5  
CALCULATED BY DGS DATE AUG 8/12

WIND LOAD TO SIGN VERTICALS @ 10'0"  $\varphi$  W8X13

$$61.2 \text{ psf} \times 10 = 612 \text{ \#}/$$

VERTICAL SPAN  $\varphi$  STUITS  $8' - 3' - 4" + 6" = 8' - 5" = 8.4'$

$$M = \frac{0.612 \text{ \#}/ (8.4)^2}{8} = 5.40 \text{ \#-k.}$$

W8X13 UNBRAKED LENGTH = 8.4'  $M_n = 12.5 \text{ \#-k} > 5.40 \text{ \#-k}$  OK

W8X13 CANTILEVERED PORTION (5.25' MAX)

$$M_{\text{MAX}} = \frac{0.612 \text{ \#}/ (5.25')^2}{2} = 8.43 \text{ \#-k}$$

W8X13 UNBRAKED LENGTH = 2(L) = 10.5'  $M_n = 10.0 \text{ \#-k} > 8.43 \text{ \#-k}$  OK

CHECK HORIZONTAL ANGLES @ 4'-3" MAX  $\varphi$  CONTINUOUS

$$W = 61.2 \text{ psf} \times 4.25' = 260 \text{ \#}/$$

CHECK  $\angle 5 \times 3 \times \frac{3}{8}$  L.L.H. 10' SPAN (UNBRAKED)  $F_y = 36 \text{ ksi}$

SPAN CHARTS / UNEQUAL LEGS / FORCE PARALLEL TO LONG LEG:

$\Rightarrow$  MINIMUM ANGLE LENGTH = 24' IS CONTINUOUS

$$\text{CAPACITY} = 262 \text{ \#}/ \times \frac{10}{8} = 327 \text{ \#}/ > 260 \text{ \#}/ \text{ OK}$$

D. Stanbra  
AUG 20/12



Building  
11803 SW 26th Street  
Miami, Florida 33175-2474  
786-315-2100  
miamidade.gov

**NOTICE TO MIAMI-DADE COUNTY BUILDING DEPARTMENT  
OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER  
THE FLORIDA BUILDING CODE**

I (We) have been retained by CARTER-PRITCHETT-HODGES to perform special inspector services under the Florida Building Code at the CONSTRUCTION project on the below listed structures as of 8-24-2012 (date). I am a registered architect or professional engineer licensed in the State of Florida.

**Process Numbers:**

- ☒ Special Inspector for piling, FBC 1822.12.0
- ☐ Special Inspector for trusses over 35 ft. long or 6 ft high 2319.17.2.4.2
- ☐ Special Inspector for reinforced masonry, FBC 2122.4
- ☒ Special Inspector for steel connections, FBC 2218.2
- ☐ Special Inspector for soil compaction, FBC 1820.3.1
- ☐ Special Inspector for precast units & attachments per FBC 1927.12
- ☐ Special Inspector for \_\_\_\_\_

*Note: Only the marked boxes apply.*

The following individual(s) employed by this firm or me are authorized representatives to perform inspection\*

1. ANTHONY CAMPANILE
2. LOUIS R. CAMPANILE
3. \_\_\_\_\_
4. \_\_\_\_\_

\* Special Inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as building inspector or general contractor.

I, (we) will notify Miami-Dade County Building Department of any changes regarding authorized personnel performing inspection services.

I, (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site of reference by the Miami-Dade County Building Department Inspector. All mandatory inspections, as required by the Florida Building Code, must be performed by the County. The County building inspections, as required by the Florida Building Code, must be performed by the County. The County building inspections must be called for on all mandatory inspections. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Department. Further, upon completion of the work under each Building Permit I will submit to the Building Inspector at the time of final inspection the completed inspection log form and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment those portions of the project outlined above meet the intent of the Florida Building Code and are in substantial accordance with the approved plans.

Engineer/Architect  
Name LOUIS R. CAMPANILE  
(print)  
Address 6420 MAHI DRIVE  
CORAL GABLES, FL 33158  
Signed and Sealed Louis R. Campanile  
Date: 8-24-2012  
Phone No. 305-971-1988

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Miami Dade County Department of Permitting, Environment and Regulatory Affairs

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## BILLBOARD SITE LEASE

THIS AGREEMENT is made between John Velez & W Jackeline Velez  
whose address is: 18553 SW 41 ST  
hereinafter referred to as Lessor; and CARTER-PRITCHETT-HODGES, INC., a Florida  
Corporation, whose address is Post Office Box 3648, North Fort Myers, Florida 33918,  
hereinafter referred to as Lessee.

1. Lessor its successors or assigns hereby leases to Lessee, its successors or  
assigns as much of the following described premises located in Dade

County, Florida, to-wit:

FOLIO # 30-2134-002-0370

See Attached Legal

as may be necessary for the installation, construction, repair and relocation of advertising  
structure and supports thereof, with the right of access to and egress from structure by  
Lessee's employees and vehicles and the right to maintain advertisements on such  
structure for a term of ten years ( 10 ) year from the First (1st ) day of July, 2012 , or  
from the date of issuance of the required licenses and permits or date of construction,  
whichever is later. In the event all pertinent permits are not secured by Lessee within One  
year from execution of this lease agreement Lessor may cancel lease agreement. This  
Lease shall be renewed and extended automatically each and every year until such time  
as improvements are constructed upon the premises, that require removal of the billboard  
or in the event the property is sold and the new owners notify Lessee in writing that the  
billboard is to be removed as set forth in paragraph 7.

2. In its use of the leased property, the Lessee will fully comply with all applicable Federal, State regulations. This Lease shall be void at Lessee's option, if necessary licensees and permits are not obtained. Lessee is responsible for all costs, permits, licenses associated with said sign. Lessee shall indemnify Lessor from any claim from third parties. Lessee shall be responsible for any lighting (installation, permits, etc.) and electric costs associated with said lighting.

3. The Lessee shall, at all times during the terms of this Lease, keep all improvements placed by the Lessee on the leased property in good repair and shall maintain them at all times in a clean and attractive condition. As noted in the Miami-Dade sign code, No Lewd or Lascivious content can be shown on a Class C sign.

4. Lessee covenants and agrees to pay as rent for the [REDACTED] [REDACTED] for said advertising revenues receipts, calculated and paid each quarterly basis with supporting financial documentation, not later than 30 days after the anniversary date of the signing of the Lease.

The term of "Gross Sales" used herein shall mean the gross amount received by Lessee from all advertising revenues or rents from signs or other forms of advertising on the leased premises, both for cash and on credit. There is excepted from Lessee's "gross sales" as the term is used herein the amount of all sales tax receipts which have to be accounted for by Lessee to any Governmental agency, and deducted from Lessee's "gross sales" for the purposes of accounting to Lessor the amount of any refunds or credits made or credit sales for which payment is not received the amount of which had been included by Lessee in Lessee's "gross sales".

5. Lessee shall pay each rental installment by mail or hand delivery at the address of the Lessor provided below.

6. Should Lessee fail to pay the rent or perform any other obligation under this Lease within sixty (60) days after such performance is due, Lessee will be in default under the Lease.

7. In the event the leased premises are sold, or are to be improved by erection of permanent improvements necessitating removal of Lessee's billboard, Lessee agrees to terminate this Lease.

8. In the event that the premises or any portion thereof shall be condemned by any governing authority, Lessor shall receive all condemnation awards attributable to the land taken or damages and Lessee shall receive all awards due to taking or damage attributable to the advertising structure and the leasehold interest. If the condemnation renders the premises unsuitable for advertising purposes, Lessee may terminate this Lease. If a usable portion of the premises remains after the taking, Lessee shall have the right to move or relocate the advertising structure and the Lease shall continue.

9. Lessor represents that he is either the owner or the agent of the owner of the premises described above and has the right to grant, and grants Lessee free access to the premises to carry on Lessee's business and agrees that all materials, structures, equipment and other works placed upon the leased premises by Lessee shall remain the property of Lessee and may be removed by Lessee at any time.

10. Lessee agrees to indemnify Lessor from all injury and damages to third parties caused by the installation, maintenance or dismantling of any advertising structures or displays during the term of this Lease and to repair any damage to leased



premises resulting from the installation, maintenance, or dismantling of such advertising structure or displays, less ordinary wear and tear. Lessee will maintain general comprehensive public liability insurance, with respect to the demised premises naming Lessor as an additional insured, in amounts not less than Two Million Dollars (\$2,000,000.00) with respect to injuries to any one person and not less than Two Million Dollars (\$2,000,000.00) with respect to injuries suffered in any one accident and not less than Two Million Dollars (\$2,000,000.00) with respect to property. Lessee shall furnish Lessor with proof of such insurance or certificate thereof within Thirty (30) days of the execution of this agreement and each renewal policy at least Thirty (30) days prior to the expiration of the policy it renews.

11. Lessor will provide a utility easement for electricity for billboard and lighting at a location satisfactory to Lessee and Lessor. Lessee has the right to trim any vegetation on the Lessor's property that may obstruct view of the billboard.

12. If either party violates a material provision of this contract, the other party shall serve a written notice, specifying the nature of the default and demanding that it be cured. If the defaulting party does not cure such default within thirty (30) days after receipt of such notice, the non-defaulting party may terminate this contract by giving fifteen (15) days written notice thereof.

13. Lessee or its successors may assign, sell, mortgage, pledge or otherwise dispose or encumber this lease without written consent which will not be unreasonably withheld.

14. It is agreed that time shall be of the essence, and this agreement shall be binding upon both parties, their heirs, personal representatives, and/or assigns when this Lease Agreement shall be signed by both parties or their authorized agents.

15. In any legal action brought to enforce any of the provisions of this agreement, the prevailing party shall be entitled to attorney's fees, including appeals and court costs.

The parties have signed this lease agreement on this 29<sup>TH</sup> day of

June, 20012

Witnesses:

[Signature]  
[Signature]

LESSOR:

[Signature]

Witnesses:

[Signature]  
Bo Hodges

LESSEE:

[Signature]  
CARTER-PRITCHETT-HODGES, INC.

Signed and Sealed before me this 29 day of JUNE, 20012

Notary Public:

My Commission Expires:

4/21/2016



Signed and Sealed before me this 29 day of JUNE, 20012

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This instrument prepared by: